

3893/3897 Pioneer Trail | South Lake Tahoe, CA




MOUNTAIN
LUXURY PROPERTIES

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3893/3897

Pioneer Trail

South Lake Tahoe,
CA 96150

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This 20 unit complex, encompassing two separate parcels, presents an incredible opportunity for investors looking in the Tahoe market. A short walk to the Heavenly Ski Resort Gondolas, Heavenly Village, and all of the Casinos, the units rent well to local workers, people looking for ski-leases and summer rentals as well as those looking for a more walkable lifestyle. The property has been brought completely up to code and 50% of the units have been remodeled with new PVC Flooring, new kitchens, new bathrooms, and paint. Building exterior is slated to have new windows installed, all new paint and driveway repaving as soon as the weather permits.

20
Total Units

Building has been
undergoing
extensive
renovation

Scheduled for
new windows,
exterior paint,
paving

Walking distance
to Stateline Core

RENT ROLLS – Pro-Forma

Pro-Forma Numbers

Monthly Income: \$32,675

Yearly income: \$392,100

Taxes: \$9,100

Utilities: \$51,600

Insurance: \$13,140

Maintenance: \$4,800

Management: \$12,000

Business Tax: \$2,292.76

Total Expenses \$92,932.76

Vacancy Rate: 10%

NOI: \$269,250.55

Cap Rate: 7.6

UNIT NUMBER	UNIT RENT
Unit 1	\$1250
Unit 2	\$1700
Unit 3	\$1600
Unit 4	\$1700
Unit 5	\$1700
Unit 6	\$1700
Unit 7	\$1250
Unit 8	\$1475
Unit 9	\$1700
Unit 10	\$1600
Unit 11	\$1600

UNIT NUMBER	UNIT RENT
Unit 12	\$1800
Unit 13	NO SUCH UNIT
Unit 14	\$1500
Unit 15	\$1700
Unit 16	\$1700
Unit 17	\$1800
Unit 18	\$1800
Unit 19	\$1700
Unit 20	\$1700
Unit 21	\$1500

*All square footage and number of units represents a combination of both 3893 and 3897 Pioneer Trail. All information deemed reliable but not guaranteed.

RENT ROLLS - Actual

Actual Numbers

Monthly Income: \$19,789

Yearly income: \$237,468

Taxes: \$9,100

Utilities: \$51,600

Insurance: \$13,140

Maintenance: \$4,800

Management: \$12,000

Business Tax: \$2,292.76

Total Expenses: \$92,932.76

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NOI: \$144,536

Cap Rate: 4.1

UNIT NUMBER	UNIT RENT
Unit 1	\$625
Unit 2	\$1600
Unit 3	\$1399
Unit 4	vacant/UC
Unit 5	vacant/UC
Unit 6	\$1700
Unit 7	\$925
Unit 8	\$1475
Unit 9	\$1400
Unit 10	\$1700
Unit 11	\$1450

UNIT NUMBER	UNIT RENT
Unit 12	vacant/UC
Unit 13	NO SUCH UNIT
Unit 14	\$1195
Unit 15	\$1450
Unit 16	\$1425
Unit 17	Vacant
Unit 18	\$1450
Unit 19	\$1400
Unit 20	vacant/UC
Unit 21	\$595 (manager)

*All square footage and number of units represents a combination of both 3893 and 3897 Pioneer Trail. All information deemed reliable but not guaranteed.

NEIGHBORHOOD PAGE

Located a few blocks from the Stateline Core, this property is just a short walk to 4 award-winning Casinos, Heavenly Ski Resort, brand new Event Center, restaurants, shopping, and so much more!

